



4755 SW Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 www.beavertonoregon.gov

April 16, 2013

Jimmy Bellomy
WH Pacific
9755 SW Barnes Road #300
Portland, OR 97225

Scott Eaton
J Peterkort & Co
9755 SW Barnes Road
Portland, OR 97225

Subject: Pre-Application Summary Notes for Sunset Station & Barnes Road PUD (PA2013-0018)

Dear Mr. Bellomy & Mr. Eaton,

Thank you for attending the Pre-Application Conference held on April 10, 2013. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,


Jana Fox
Associate Planner
(503) 526-3710

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Sunset Station & Barnes Road PUD PA 2013-0018 April 10, 2013

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: April 10, 2013

PROJECT INFORMATION:

Project Name:	PA 2013-0018 Sunset Station & Barnes Road PUD
Project Description:	Conceptual Planned Unit Development in the SC-S, R1, and CC zones
Property/Deed Owner:	J Peterkort & Co (Multiple Properties) Peterkort Homestead LLC (1S102CA00500)
Site Address:	North & South of Barnes Road between Hwy 217 and west of Cedar Hills Blvd.
Tax Map and Lot:	1S103AB 00200, 1S103A 01700/02000, 1S102B 00500, 1S102CA 00500/00600, 1S102CB 00100, 1S103AD 00600
Zoning:	Urban High Density (R1), Corridor Commercial (CC), Station Community-Sunset (SC-S)
Comp Plan Designation	Corridor (COR) & Station Community (SC)
Site Size:	Approx. 81.78 acres

APPLICANT INFORMATION:

Applicant's Name:	J Peterkort & Co
Applicant's Rep:	Jimmy Bellomy WH Pacific 9755 SW Barnes Rd, Suite 300, Portland, OR 97225
Phone / Fax:	503.626.0455 / 503.726.0775

PREVIOUS LAND USE HISTORY:

Land Use Files associated with these properties are as follows: CPA2011-0002/ZMA2011-0002 Peterkort Station Community-Sunset CPA/ZMA, CPA2011-0003/ZMA2011-0003 Peterkort Corridor & NR-HD (R1 & CC) CPA/ZMA, TA2011-0003 Station Community-Sunset Text Amendment. These applications were subsequently appealed through APP2011-0002, APP2011-0003, and APP2011-0004.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the materials provided, the identified application fees (**land use only**) are as follows:

Conditional Use – Planned Unit Development \$2,873.00

***See Key Issues/Considerations herein** for description of applications and associated process. Application fees are subject to change on July 1, 2013. The fees in effect at the time a complete application is received will control.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. This application proposal is subject to a Type 3 procedure, requiring a public hearing before the Planning Commission.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

A Neighborhood Review Meeting is required for Type 3. Packet provided at Pre-Application Conference.
Name of Neighborhood Advisory Committee (NAC): Central Beaverton.
Contact Person & Phone No.: Chair: Paul Roder (503) 372-9506

CHAPTER 20 (LAND USES):

Zoning: Corridor Commercial (CC), Urban High Density (R1), Station Community-Sunset (SC-S) Applicable
Code Sections: (R1) 20.05.15 and 20.05.20, (CC) 20.10.15, 20.10.20, and 20.10.40, (SC-S) 20.20.15, 20.20.20, and 20.20.40.

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? ☐ Yes ☒ No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? ☒ Yes ☐ No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is "Not Applicable", please explain why the criterion is not applicable.

Application Type(s):

<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1. Conditional Use – Planned Unit Development(Thresholds # 1 & 2)	40.15.15.3	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

Comments: Please note that in order for your application to be deemed complete, you will need to provide a written statement, supported by substantial evidence for all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- | | |
|---|---|
| <input type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) - for Fence? | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input checked="" type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.15(Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input type="checkbox"/> Section 60.30 (Off-Street Parking (# of Off-Street spaces) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input checked="" type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input checked="" type="checkbox"/> Section 60.65(Utility Undergrounding) | <input checked="" type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comments: In order for your applications to be deemed complete, written analysis is to address how the proposal meets all applicable provisions/requirements as checked above. Application narrative should respond specifically to 60.35 Planned Unit Development, 60.55 Transportation Facilities, and 60.65 Utility Undergrounding. As applicable the applicant may need to respond to 60.10 Floodplain Regulations, 60.60 Trees & Vegetation, and 60.67 Significant Natural Resources.

COMPREHENSIVE PLAN COMPLIANCE: Comprehensive Plan Policy response is required for Conditional Use application.

The following Comprehensive Plan goals (as checked below) contain policies that may be applicable to your application for Conditional Use. Staff recommends these polices be reviewed in preparation of written and site plan information for a formal application. Please note that the response you provide to specific Plan policies must be adequate for findings that support Criterion No 3 of Section 40.15.15.3.C (approval criteria for Conditional Use) – that *the proposal will comply with applicable policies of the Comprehensive Plan*.

Goals/Policies continued....

Chapter 3 (Land Use Element):

- | | |
|--|--|
| <input type="checkbox"/> 3.6 (Regional Center Development) | <input checked="" type="checkbox"/> 3.13 (Residential Neighborhood Development) |
| <input type="checkbox"/> 3.7 (Town Center Development) | <input type="checkbox"/> 3.13.1 (Safe, Convenient, Attractive, & Healthful Places to Live) |
| <input checked="" type="checkbox"/> 3.8 (Station Community Development) | <input type="checkbox"/> 3.13.2 (Low-Density Residential) |
| <input type="checkbox"/> 3.9 (Main Street Development) | <input type="checkbox"/> 3.13.3 (Standard Density Residential) |
| <input checked="" type="checkbox"/> 3.10 (Corridor Development) | <input type="checkbox"/> 3.13.4 (Medium Density Residential) |
| <input type="checkbox"/> 3.11 (Employment Areas) | <input checked="" type="checkbox"/> 3.13.5 (High-Density Residential) |
| <input type="checkbox"/> 3.12 (Industrial Development) | |

Chapter 4 (Housing Element):

- ☐ 4.2.2.1 (Adequate Variety of Quality Housing)
- ☐ 4.2.3.1 (Retention of Existing Affordable Housing)
- ☐ 4.2.3.2 (Production of New Affordable Housing)

Chapter 5 (Public Facilities and Services Element):

- ☒ **5.4.1 (Adequate Stormwater Management)**
- ☒ **5.5.1 (Adequate Water Service)**
- ☒ **5.6.1 (Adequate Sewer Service)**
- ☐ 5.7.1 (Educational Facilities & Services)
- ☒ **5.8.1 (Adequate Parks & Recreation Facilities) Policy 'e'**

☐ 5.10.1 (Adequate Fire & Emergency Medical Services)

Chapter 6 (Transportation Element):

- ☒ 6.2.1 (Enhance Beaverton’s Livability)
- ☒ 6.2.2 (Balanced Transportation System)
- ☒ 6.2.3 (Safe Transportation System)
- ☒ 6.2.4 (Efficient Transportation System)
- ☒ 6.2.5 (Accessible Transportation Facilities)
- ☒ 6.2.6 (Efficient Movement of Goods)
- ☐ 6.2.7 (Implement Transportation System)

Chapter 7 (Natural, Cultural, Historic, Scenic, Energy, & Groundwater Resources Element):

- ☐ 7.2.2 (Historic Resources)
- ☒ 7.3.1 (Significant Natural Resources)
- ☒ 7.3.2 (Riparian Corridors)
- ☒ 7.3.3 (Significant Wetlands)
- ☒ 7.3.4 (Wildlife Habitat)
- ☐ 7.4.1 (Scenic Views and Sites)
- ☐ 7.5.1 (Energy)
- ☐ 7.6.1 (Groundwater Resources)

Chapter 8 (Environmental Quality & Safety Element):

- ☒ 8.2 (Water Quality)
- ☒ 8.3 (Air Quality)
- ☒ 8.4 (Noise)
- ☐ 8.5 (Seismic Hazards)
- ☒ 8.6 (Geologic Hazards)
- ☐ 8.7 (Flood Hazards)
- ☐ 8.8 (Solid & Hazardous Wastes)

Comments: See Key Issues / Considerations herein.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended
contact for
further
information
if checked

☒

Clean Water Services
☒ (CWS not sent copy of Pre-Application materials)
The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton.

☒

Jeremy Foster, Tualatin Valley Fire & Rescue
503-259-1414 / Jeremy.Foster@tvfr.com
☒ Plans reviewed. No comments.

☒

Brad Roast, Building, City of Beaverton
(503) 526-2524 / broast@beavertonoregon.gov
☒ Plans reviewed. No comments.

☐

Steve Brennen, Operations, City of Beaverton
(503) 526-2200 / sbrennen@beavertonoregon.gov
☒ Plans reviewed. No comments.

☒

Jim Duggan, Site Development, City of Beaverton
(503) 526-2442 / jduggan@beavertonoregon.gov
☒ Plans reviewed. No comments.

☒

Luke Pelz, Transportation, City of Beaverton
(503) 526-2466 / lpelz@beavertonoregon.gov
☒ Plans reviewed. No comments.

☐

Kathy Gaona, Finance Department, City of Beaverton
(503) 526-2268 / kgaona@beavertonoregon.gov
☒ Plan reviewed. No Comments

☒

Naomi Vogel-Beattie, Washington County Land Use and Transportation
(503) 846-2908 Naomi_Vogel-Beattie@co.washington.or.us
☐ Plans Reviewed. No Comments

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Applications.** Herein staff has identified the **Conditional Use-Planned Unit Development** application to be heard by the Planning Commission. As stated herein, the Conditional Use is subject to the Type 3 procedure requiring a Neighborhood Meeting (see Neighborhood Meeting contact information herein).
2. **Comprehensive Plan Policy Response.** Please see list of Policies considered by staff to be possibly applicable to the proposal. Applicant's written narrative response is necessary.

3. **Traffic Impact Analysis.** Traffic Impact Analysis (TIA) is required for the proposed PUD. The TIA scope should be discussed with City, Washington County, and ODOT transportation staff.
4. **Response to Facilities Review approval criteria (40.03).** The application for Conditional Use also requires applicant's response to the Facilities Review approval criteria found in Section 40.03 of the City Development Code.
5. **SC-S Zoning Requirements.** The applicant should address Section 20.20.40 of the Development Code which includes special requirements for the SC-S district, including minimum dwelling unit counts and maximum non-residential development limits.
6. **FAR, Residential Density, Floor Area Intensity Calculations.** The applicant should show that minimum FAR, Residential Density, and/or Floor Area Intensities can be met with the proposed development mix. Areas to be netted out of acreage calculations should be shown in plan form as well as quantified.
7. **Sunset Station Parcel in Vertical Housing Zone.** A portion of the Sunset Station Area is located within the Vertical Housing zone and may be eligible for special incentives. Please contact Steven Sparks (503) 526-2429 for more information.
8. **Tri-Met Consultation.** The applicant should contact Tri-Met regarding the proposed master plan to determine what, if any, transit improvements will be required and coordinate any necessary access easements for the Station parcel.

**PRE-APPLICATION CONFERENCE
MEETING SUMMARY
Development Engineering Issues**

PROJECT SITE OR NAME: Sunset Station & Barnes Road PUD
PRE-APPLICATION CONFERENCE NUMBER: PA 2013-0018 **DATE:** 10 April 2013

- Prepared by: Jim Duggan, Senior Engineer – Site Development Division Manager
ph: 503.526.2442 jduggan@BeavertonOregon.gov fx:503.526.3720
- ☒

For more detailed information regarding existing utilities, topography, and geographical information, necessary for preparation of various applications call **503.526.2342** or submit a request on line at:
<http://apps.beavertonoregon.gov/forms/ABSubmit.aspx>
- ☒

Public utilities (water, sanitary sewer, storm drainage) must be brought to, through, and along all public street frontages upon development and to facilitate future adjacent development. REFERENCE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS (Ordinance 4417) AND CLEAN WATER SERVICES STANDARDS (CWS R&O 2007-020).

GENERAL NOTES:

City engineering staff reviewed the proposal and there are no public utility service provision issues of significance to consider at this time. Existing overhead utilities along Barnes Road must be placed underground upon development as determined and agreed with the previous 2005 Barnes Road widening project. All new utility service lines to new development shall also be placed underground.

Water is provided by the Tualatin Valley Water District. Immediate storm and sanitary provision is from the City of Beaverton. However, the Oregon Department of Transportation controls the storm sewer system in the Barnes Road/Highway 217/Sunset Highway interchange and could provide some drainage service to the Sunset Station property.

For the planned unit development application proposed, the difference in the potential maximum use of the sites between the existing and proposed designations can be considered insignificant in terms of masterplanning for public utilities. Therefore, City staff find that there are adequate public facilities (or can be made available) to support the maximum intensity of development for sanitary sewer and storm sewer provision. The Tualatin Valley Water District will need to confirm this finding for water supply. Specific utility capacity and local service issues must be addressed at the time of each development application.

PROJECT TITLE: SUNSET STATION AND BARNES ROAD PUD
PROJECT NUMBER: PA2013-0018
REVIEW DATE: April 10, 2013
PROPOSAL: Planned Unit Development
LOCATION: Barnes Road / Sunset Highway
ZONING: SC-S Station Community-Sunset
APPLICANT: J. Peterkort & Company
PREPARED BY: Luke Pelz, Associate Transportation Planner
(503) 526-2466, lpelz@BeavertonOregon.gov

PLEASE PROVIDE THE FOLLOWING DOCUMENTS WITH THE APPLICATION:

1. A Traffic Impact Analysis that includes a phasing plan for transportation improvements. More information regarding the City of Beaverton's traffic analysis requirements may be found at: <http://www.beavertonoregon.gov/DocumentView.aspx?DID=1570>
2. A written response to all of the applicable Development Code criteria contained in Sections 60.55 Transportation Facilities.

THE APPLICANT SHOULD CONTACT:

The applicant should contact the following agencies as their comments are important to the City's decision and will be considered prior to the facilities review committee's recommendation.

1. Washington County. The proposed project site has frontage along Barnes Road, which is under the authority of Washington County. Permits may be required regarding right of way improvements, access spacing, sight distance, and or traffic safety review. Contact Naomi Vogel at (503) 846-3839 for information. Please discuss the scope of the TIA with staff prior to report preparation.
2. Oregon Department of Transportation. The proposed project site affects streets and intersections under the authority of ODOT. Permits may be required regarding right of way improvements, access spacing, sight distance, and or traffic safety review. Contact ODOT District 2A at (503) 229-5002 for information. Please discuss the scope of the study with staff prior to report preparation.

PRE-APPLICATION REVIEW

3. TriMet. Comments from TriMet are important to the City's decision and will be considered prior to facilities review approval (See Development Code Section 60.55.40 Transit Facilities). Please provide a letter from TriMet that indicates whether transit improvements are or are not required as part of this proposal. You may contact the TriMet Project Planner at (503) 962-2140.

PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2013-0018

DATE: 04/10/2012

PRE APP NAME: SUNSET STATION AND BARNES ROAD PUD

NAME	REPRESENTING	PHONE
Jana Fox	COB	503.526.3110
Mike Pelz	City of Beaverton	503 526 2466
JIM DUGGAN	" PUBLIC WORKS	503 526 2442
Wendy Prather	" "	503-526-2449
BRAD ROAST	COB	503 526 2524
Jeremy Foster	TVF&R	503-259-1414
ARI TAYLOR	ODOT	503-731-8221
Marah Danielson	ODOT	503-731-8258
STEVE SPARKS	COB	503-526-2429
Jimmy Bellomy	KIM PACIFIC	503 312 3602
Scott Eakin	Peter Kent	503 867-1421
Jabra Khasho	City of Beaverton	503-526-2221

MAR 28 2013



CITY OF BEAVERTON

Community Development Department
Planning Division
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR, 97076
Tel: (503) 526-2420
Fax: (503) 526-3720
www.beavertonoregon.gov

OFFICE USE ONLY

FILE #: PA2013-0018
FILE NAME: Sunset Station and Barnes Road PUD
TYPE: _____ RECEIVED BY: VF
FEE PAID: _____ CHECK CASH: 5531
SUBMITTED: 3/28/2013 LWI DESIG: 0
LAND USE DESIG: SC NAC: Central Beaverton

PRE-APPLICATION CONFERENCE APPLICATION

APPLICANT: ☐ Use mailing address for meeting notification.☐ Check box if Primary Contact

COMPANY: J. Peckham & Co.
ADDRESS: 9755 SW BARNES RD.
(CITY, STATE, ZIP) PORTLAND OREGON 97223
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____

(Original Signature Required)

CONTACT: SCOTT EATON, CONSULTANT

(503) 867 1421

APPLICANT'S REPRESENTATIVE (if applicable):

☒ Check box if Primary Contact

COMPANY: JIMMY BELLAMY @ WHAPACIFIC
ADDRESS: 9755 SW BARNES RD, #300
(CITY, STATE, ZIP) PORTLAND OR 97223
PHONE: 503 626 0455 FAX: 503 726 0775 E-MAIL: jbellamy@whpacific.com

SIGNATURE: _____

(Original Signature Required)

CONTACT: Jimmy Bellamy

PROPERTY OWNER(S): ☐ Attach separate sheet if needed.☐ Check box if Primary Contact

COMPANY: (SAME AS APPLICANT)
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____

CONTACT: _____

Note: Applicant or representative must have property owner's consent to file the Pre-App. If owner's signature is not provided, the applicant or representative, in signing this form, attests to this consent.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: _____ Approximate size of property (s.f.): (SEE ATTACHED)
ASSESSOR'S MAP & TAX LOT # LOT SIZE ZONING DISTRICT EXISTING USE OF SITE: UNDEVELOPED
(SEE EXHIBIT ATTACHED) w/ B properties IDENTIFIED PROPOSAL: FUTURE P.U.D. (SEE PLAN)



CITY OF BEAVERTON
Community Development Department
Planning Division
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-3720
www.beavertonoregon.gov

PRE-APPLICATION CONFERENCE

PRE-APPLICATION CONFERENCE SUBMITTAL CHECKLIST

WRITTEN STATEMENT – Total of eight (8) copies, unless otherwise noted

- ☒ A. APPLICATION FORM. Provide one (1) completed application form with original signature(s).
- ☒ B. WRITTEN STATEMENT. Provide a detailed description of the proposed project or proposal including, but not limited to: the changes to the site, structure, landscaping, parking and land use.
- ☐ C. FEE as established by the City Council. Make checks payable to the City of Beaverton.

PLANS & GRAPHICS – Total of eight (8) copies

All plans, except architectural elevations, should be to scale (engineering scale) and should have a maximum sheet size of 24" x 36" and a minimum sheet size of 11" x 17". In some cases, plans might be shown to a sheet size of 8 1/2" x 11". Architectural elevations may be drawn to an architectural scale and should have a maximum sheet size of 24" x 36" and a minimum sheet size of 11" x 17". All plans should be folded to fit a legal size file jacket.

- ☒ A. PROPOSED SITE PLAN: Applicants are encouraged to provide as much information and detail as available. Below is a list of recommended items to be shown on the Proposed Site Plan: Items shown in board are very helpful to staff in identifying relevant Code standards.

- Proposed name of project (e.g., subdivision or business).
- Area of the site (acres or square feet).
- Location of existing public and private utilities, easements, and 100-year floodplain (if known)
- Sensitive areas, as defined by Clean Water Services (CWS) standards (if known).
- Location of on-site wetlands, upland wooded areas, riparian areas, rock out-croppings, and streams (if known).
- Configuration and dimensions of all existing and proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements.
- Location and dimensions of existing and proposed buildings, structures.
- Internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public).
- Location of existing and proposed on-site driveways and off-street parking
- Location of existing off-site driveways across the street.
- Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- Location and width of existing and proposed easement for access, drainage, etc.
- Location of existing and proposed trees and other landscaping to be planted at the site.

☐ B. PROPOSED ARCHITECTURAL ELEVATIONS (if applicable and available)

N/A

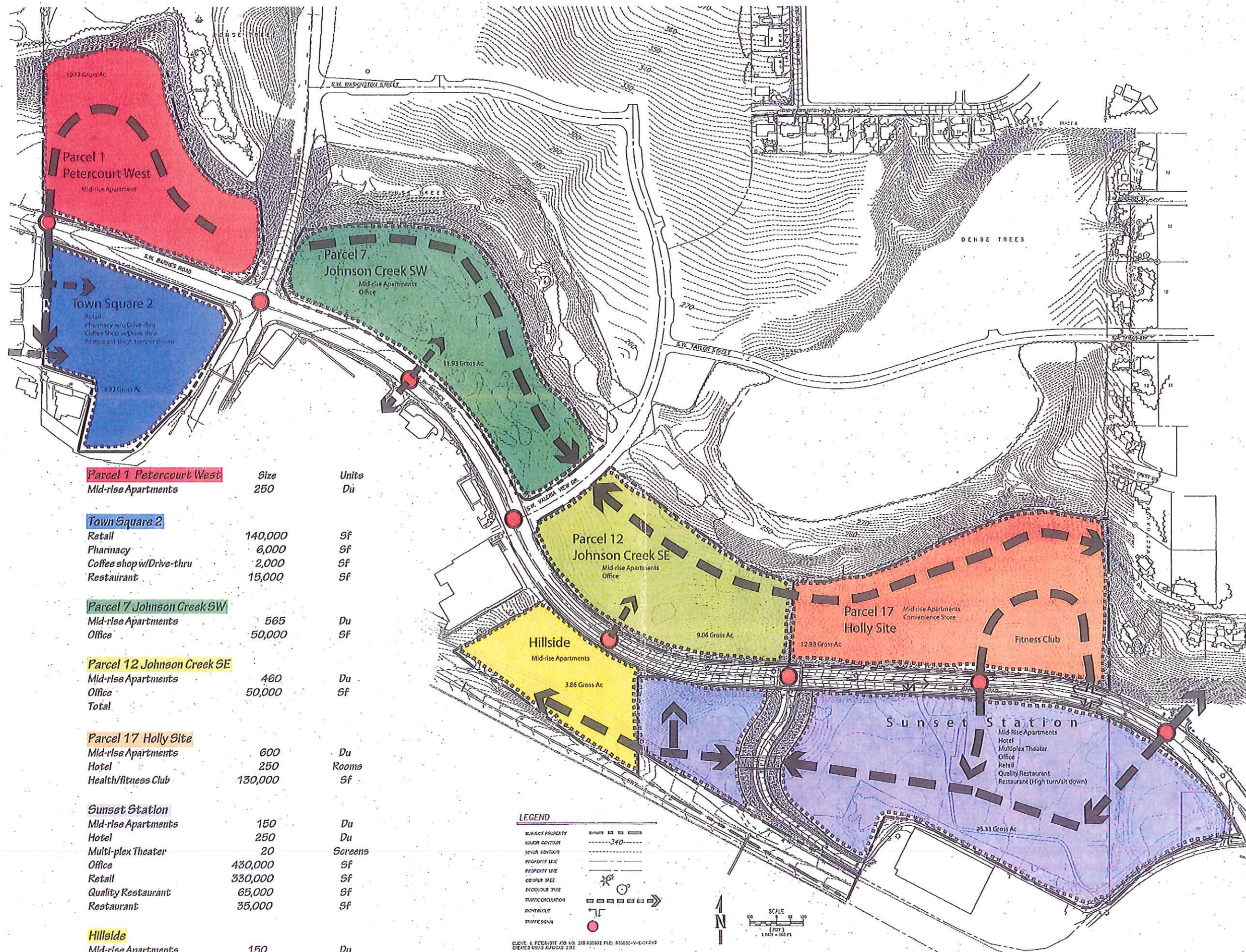
- Building height, direction each elevation will face, material elements (if known) and other features.

SPECIFIC QUESTIONS AND ISSUES YOU WISH TO HAVE DISCUSSED AT THE PRE-APPLICATION CONFERENCE: (Attach separate sheet if necessary)

1. REVIEW SUBMITTAL REQUIREMENTS FOR PLD APPLICATION -
- 2.
- 3.
- 4.

PLEASE NOTE BELOW THE NAMES OF CITY STAFF WITH WHOM YOU HAVE ALREADY DISCUSSED THIS PROPOSAL, ESPECIALLY IN RELATION TO THE ABOVE QUESTIONS AND ISSUES:

	STAFF PERSON NAME	DEPARTMENT
1.	Chad Fox	Planning
2.		
3.		



PRELIMINARY MASTER PLAN 3.28.13



Peterkort Area

Allowed Land Use Mix

CITY ADOPTED ZONING DISTRICTS

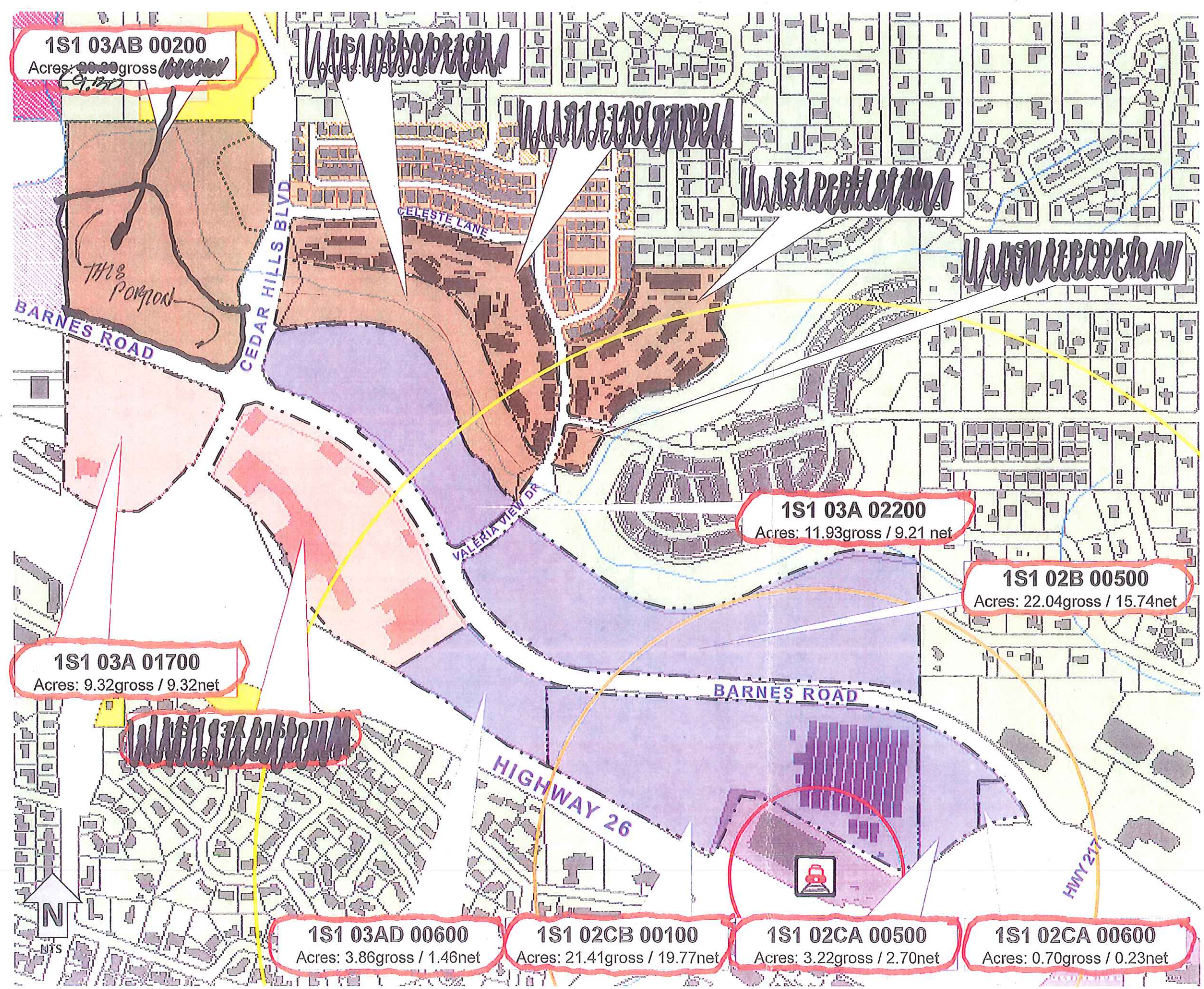
- High Density Residential R1**
1,000 sf per Dwelling unit
No Retail
- Corridor Commercial**
Medium to High Residential
Office
Retail
Service
Recreation
- Station Community - Sunset**
24+ Dwelling units per acre
1,899 dwelling units minimum
Office
Retail (no bulk Retail)
Service
Recreation
The SC-S zoning district requires review of development through the Planned Unit Development process; a public hearing process.



- 400 feet
- 1/4 mile
- 1/2 mile

*The land uses listed represent a mix of uses allowed in each zone and are not representative of an exhaustive list of all land uses.

sf = square feet



1S1 03AB 00200
Acres: 20.00 gross / 9.32 net

1S1 03AB 00100
Acres: 18.00 gross / 9.32 net

1S1 03AB 00300
Acres: 18.00 gross / 9.32 net

1S1 03AB 00400
Acres: 18.00 gross / 9.32 net

1S1 03AB 00500
Acres: 18.00 gross / 9.32 net

1S1 03A 02200
Acres: 11.93 gross / 9.21 net

1S1 02B 00500
Acres: 22.04 gross / 15.74 net

1S1 03A 01700
Acres: 9.32 gross / 9.32 net

1S1 03AD 00600
Acres: 3.86 gross / 1.46 net

1S1 02CB 00100
Acres: 21.41 gross / 19.77 net

1S1 02CA 00500
Acres: 3.22 gross / 2.70 net

1S1 02CA 00600
Acres: 0.70 gross / 0.23 net